**5472 E. The Toledo Naples Island-Long Beach**

**Information & Amenities**

Lot Size: 3951 square feet

Living Square Footage: 4823 square feet

Water Frontage: 50 feet

Whole house network, Control 4; including Wi-Fi and cables, shades, HVAC, heated floors, Lutron lighting, & sound.

Alarm system monitored by Tri-Tek Burglar Alarm

High ceilings throughout the house – Height varies from room to room.

Exterior: Akro Flex synthetic plaster, spilt-face limestone, sealed cedar wood siding, glass and stainless-steel details.

Award Winning Architect: Kollin Altomare Architects

Builder: Robinson Brothers Construction – Donald Robinson

Exterior and Interior Cameras

Conversational outdoor gas firepit with seating.

BBQ Area - Custom built pergola, split-limestone with granite counters, containing a built-in barbeque, smoker, refrigerator, stainless steel sink and stainless-steel storage cabinet.

Planters and irrigation system integrated to outdoor drainage system.

Exterior lighting controlled by the home network system.

Lighted Outdoor Flagpole.

Copper seam roof with stainless steel accents and detailing.

Glass Skylights integrated into the roof design and extend throughout the top level.

Weiland lift and slide doors on bay side of house.

Aluminum clad casement windows by Loewen.

Utilities are underground – one of the few sections on Naples Island.

Private Gated Entrance : Custom designed glass and stainless steel gate with a corrugated glass and stainless- steel canopies.

House is wired with a smarter water detection system, FloLogic.

**Private TWO 80’ boat docks**: . Approximately 50 feet of water frontage. Built by Swift Slips. Tyvek planking on entire dock and gangway. Gangway and dock are lighted at night. Equipped with electrical and water. Racks for paddleboards and kayaks. Swim ladder and kayak launching ramp. Ample area for entertaining bayside.

**Entry Foyer:**  Three story wall of windows for natural light. Sweeping circular stone staircase. Each step on the staircase is back lit and is spectacular. In the heart of this masterpiece is a custom one-of-a-kind glass elevator.

**Kitchen:** Open concept kitchen with stainless steel refrigerator, double convection ovens, double warming drawers, six burner gas stove with stainless hood, stainless steel sink, instant hot water dispenser and beautifully appointed fixtures, along with a microwave, and drawer dishwashers. Pendant lighting above the counter tops and under cabinet lighting.

Heated stone floors

Wet bar with refrigerator, sink, & clear ice maker.

**Wine Room**: A separate, temperature controlled, room with a stainless steel/glass pivot door, in ceiling speaker and mood lighting. Room can accommodate approximately 1000 bottles.

**Dining Room:** Complete with a custom-made dining table with a walnut top and stainless-steel base, built in cabinets, Recessed and pendant lighting above table. Art lighting above built-in cabinet.

**Family Room** :

Fireplace, floating shelves, built-in Entertainment center. Sliding Weiland glass doors floor to ceiling. Soffit ceilings custom designed with recessed Lutron lighting. In ceiling speakers throughout house controlled by Control 4 Home Network. Shades are controlled by Control 4 Home Network

**Living Room**: Floor to ceiling windows to give you a panoramic view of Alamitos Bay and Catalina Island. Shades on all windows and doors controlled by the home network, Control 4

**Primary Suite 1:** – Main ensuite with professionally designed walk-in closet, spa bathroom with dual vanities plus a separate make-up vanity with sink. Whirlpool therapeutic tub, large shower with 8 shower heads, heated stone floors. Temperature of floors and HVAC controlled by the home network. Weiland sliding doors lead out to a patio/balcony so you can take advantage of the views and relax in the chaise lounges. This balcony leads to a separate stainless steel circular staircase to the ground level backyard and boat dock. Shades hidden in the soffit ceiling and are controlled by the whole home network.

**Office:** Fireplace and custom built in cabinets. Bathroom is ensuite. This room has stunning views of Alamitos Bay and Catalina Island. Shades on all water facing doors and windows hidden in the soffit.

**Primary Suite 2:** – Large suite with a ¾ large bath, skylight, a professionally designed walk in closet with an island of drawers, Plantation shutters in bedroom, closet and bathroom. This residence is equipped with two primary suites.

**Laundry Room:** Large laundry room complete with stone counter tops, custom cabinetry with under cabinet lighting, deep soaking sink, and front load Electrolux washer and dryer with pedestal drawers.

**Downstairs bedroom 1:** Bathroom, ¾, attached. Complete with professionally designed closet. Plantation shutters on windows.

**Downstairs Bedroom 2** :Built in cabinets, granite counter tops with a built in refrigerator. This room can be used as a bedroom, office, or a home gym. Plantation shutters on all windows.

**Garage**:

Three (3) car garage with epoxy coated floor.

Glass and stainless garage doors with Lift garage door openers, Elite Series.

Water heater, 75 gallon installed June 2023.

Work bench with cabinets.

Two additional refrigerators

Control pad for the FloMagic water leak detect system.

Access to large storage area under the house.

Separate room to house the home network system.

**Generator:** Equipped with a, Generac, back-up generator for the entire house. Should you ever lose power it automatically kicks in. It runs a self-test once a week for 10-15 minutes.

**Vendor List:**  A list of all vendors and their contact information will be available to the buyer to continue continuity of care for this property.

For a list of personal property and amenities that can be included with the sale of the property please contact the listing agent, Laura Conte -CalDRE 02020231- Coldwell Banker Realty 562-618-9760